

PUBLIC UTILITY EASEMENT METES:

	CURVE TABLE
L1	LINE BEARING DISTANCE N42°45'59"E 440.05'
L2	N47°16'32"E 120.31'
L3	N42°45'57"E 20.00'
L4	N47°16'32"W 85.52'
L5	N42°45'57"E 30.00'
L6	N47°16'32"W 20.00'
L7	N42°45'57"E 30.00'
L8	N47°16'32"E 40.22'
L9	N42°45'57"E 78.11'
L10	N47°16'32"W 80.00'
L11	N42°45'57"E 78.11'
L12	N47°16'32"W 182.40'
L13	N42°45'57"E 28.34'
L14	N47°16'32"W 20.00'
L15	N42°45'57"E 28.34'
L16	N47°16'32"W 31.49'
L17	N42°45'57"E 31.49'
L18	N47°16'32"W 20.00'
L19	N42°45'57"E 31.49'
L20	N47°16'32"W 405.51'
L21	N42°45'57"E 385.57'
L22	N47°16'32"E 488.95'
L23	N42°45'57"E 10.00'
L24	N47°16'32"E 54.21'
L25	N42°45'57"E 74.17'
L26	N47°16'32"E 74.20'
L27	N42°45'57"W 10.00'
L28	N47°16'32"W 84.80'
L29	N42°45'57"W 77.17'
L30	N47°16'32"W 384.74'
L31	N42°45'57"E 442.44'
L32	N47°16'32"E 682.35'
L33	N42°45'57"E 178.25'
L34	N47°16'32"W 186.00'
L35	N42°45'57"E 212.00'
L36	N47°16'32"E 10.00'
L37	N42°45'57"E 202.00'
L38	N47°16'32"W 186.00'
L39	N42°45'57"W 73.25'
L40	N47°16'32"E 16.78'
L41	N42°45'57"W 138.05'
L42	N47°16'32"E 10.00'
L43	N42°45'57"E 214.64'
L44	N47°16'32"E 186.39'
L45	N42°45'57"E 381.12'
L46	N47°16'32"W 191.97'
L47	N42°45'57"E 11.80'
L48	N47°16'32"W 20.12'
L49	N42°45'57"E 15.00'
L50	N47°16'32"E 19.10'
L51	N42°45'57"E 98.17'
L52	N47°16'32"W 18.00'
L53	N42°45'57"W 98.39'
L54	N47°16'32"E 177.95'
L55	N42°45'57"E 967.45'
L56	N47°16'32"E 72.08'
L57	N42°45'57"W 600.21'
L58	N47°16'32"E 40.00'
L59	N42°45'57"E 631.36'
L60	N47°16'32"W 101.48'
L61	N42°45'57"E 101.48'
L62	N47°16'32"W 1301.02'
L63	N42°45'57"E 35.00'

	CURVE TABLE
C1	LINE LENGTH RADIUS DELTA CHORD BEARING 54.56' 35.00' 89°18'41" N072°51'9"E~40.20'
C2	158.61' 100.00' 90°52'39" N02°28'01"W~142.50'
C3	77.84' 50.00' 89°18'41" S072°51'9"W~70.28'

PRIVATE DRAINAGE EASEMENT METES:

	LINE BEARING DISTANCE
L64	N42°20'40"E 214.83'
L65	S47°07'28"E 400.47'
L66	S42°28'12"W 113.40'
L67	N07°13'58"W 212.22'
L68	S42°28'03"W 33.86'
L69	N47°08'02"W 171.51'

Brazos County Exposition Center Subdivision - Phase 1
52.84 Acre Tract
T. J. Wooten Survey, A-59
Bryan, Brazos County, Texas

Field notes of a 52.84 acre tract or parcel of land, lying and being situated in the T. J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being part of the called 159.00 acre tract described in the Acceptance of Writ of Possession Pursuant to Cause No. 410-CC-County Court at Law No. 2 (Brazos County, Texas, vs. Dorothy Marie Sremek Bienski and Leon Bienski) in favor of Brazos County, Texas, as recorded in Volume 4583, Page 289, of the Official Records of Brazos County, Texas, and said 52.84 acre tract being partially particularly described as follows:

COMMENCING at the $\frac{1}{2}$ " iron rod found marking the east corner of the beforementioned 159.00 acre tract in Jones Road;

THENCE S 42° 57' 19" W along the southeast line of the beforementioned 159.00 acre tract, crossing the existing pavement of Jones Road for a distance of 177.19 feet to a $\frac{1}{2}$ " iron rod set at the PLACE OF BEGINNING of this description;

THENCE S 42° 57' 19" W along the southeast line of the beforementioned 159.00 acre tract, same being the northwest line of Jones Road (80' wide right-of-way), adjacent to a fence, for a distance of 631.36 feet to a $\frac{1}{2}$ " iron rod set, from which a $\frac{1}{2}$ " iron rod found marking an angle point corner of the 159.00 acre tract in the northwest line of Jones Road bears S 42° 57' 19" W - 878.00 feet;

THENCE through the interior of the beforementioned 159.00 acre tract, as follows:

N 47° 13' 52" W	for a distance of 929.08 feet to a $\frac{1}{2}$ " iron rod set,
S 42° 46' 08" W	for a distance of 338.34 feet to a $\frac{1}{2}$ " iron rod set,
N 47° 13' 52" W	for a distance of 123.55 feet to a $\frac{1}{2}$ " iron rod set,
N 80° 00' 00" W	for a distance of 495.18 feet to a $\frac{1}{2}$ " iron rod set,
N 47° 13' 52" W	for a distance of 759.13 feet to a $\frac{1}{2}$ " iron rod set
	in the northwest line of the 159.00 acre tract, same being the northwest right-of-way line of Farm to Market Road No. 1888 (Leonard Road),
	being the southeast right-of-way line of Farm to Market Road No. 1888 (Leonard Road);

THENCE N 42° 45' 59" E along the northwest line of the beforementioned 159.00 acre tract, same being the southeast right-of-way line of Leonard Road for a distance of 1331.82 feet to a $\frac{1}{2}$ " iron rod set of the beginning of a transition curve from F.M. No. 1888 to Jones Road, concave to the south, having a radius of 50.00 feet;

THENCE along the proposed southwest right-of-way line of Jones Read (100' wide right-of-way), as follows:

Easterly along said transition curve, for an arc length of 77.84 feet to a $\frac{1}{2}$ " iron rod set at the end of this curve, the chord bears N 87° 25' 19" W - 70.28 feet,
S 47° 55' 20" E for a distance of 2026.82 feet to a $\frac{1}{2}$ " iron rod set at the beginning of a curve, concave to the west, having a radius of 100.00 feet;
Southerly along said curve, for an arc length of 158.61 feet to the end of this curve, at the PLACE OF BEGINNING, (the chord bears S 02° 29' 01" E - 142.50 feet) containing 52.84 acres of land, more or less.

	CURVE TABLE
C2	LINE LENGTH RADIUS DELTA CHORD BEARING 158.61' 100.00' 90°52'39" N02°28'01"W~142.50'
C3	77.84' 50.00' 89°18'41" S072°51'9"W~70.28'

CERTIFICATE OF OWNERSHIP AND DEDICATION

APPROVAL OF THE PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BRAZOS

Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plot was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2006 and same was duly approved on the _____ day of _____, 2006 by said Commission.

The City of Bryan for all Public Utility Easements
Brazos County for all Jones Road R.O.W.
for the purpose identified.

Chairman, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plot together with its certificates of authentication was filed for record in my office the _____ day of _____, 2006, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk, Brazos County, Texas

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

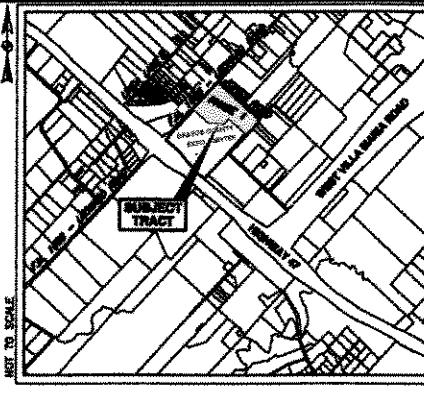
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plot is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2006.

City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plot is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S. M. Kling, R.P.L.S. No. 2003, May, 2006



Approved
JUN 20 2006

Development & Engineering
Services

FINAL PLAT OF BRAZOS COUNTY EXPOSITION CENTER SUBDIVISION PHASE 1

52.84 ACRE TRACT

T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BRAZOS COUNTY, TEXAS

300 E 26TH STREET, SUITE 104

BRYAN, TEXAS 77802

PHONE: (979) 361-6002

SHEET 2 OF 2

SCALE: 1"=100' JUNE, 2006

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212